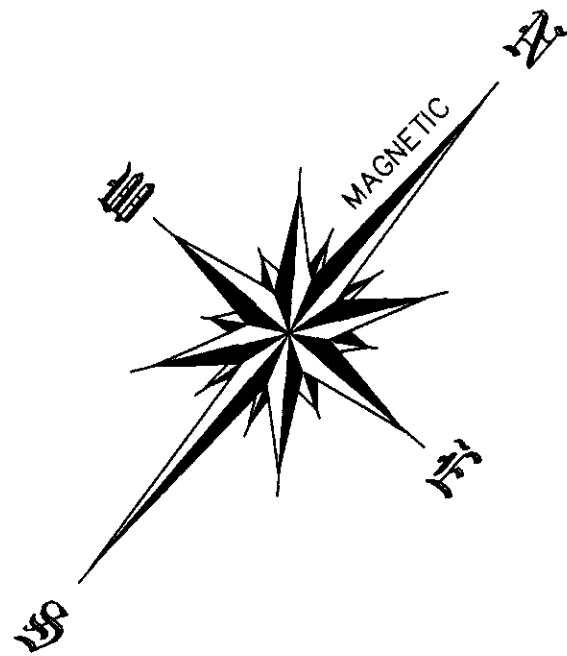
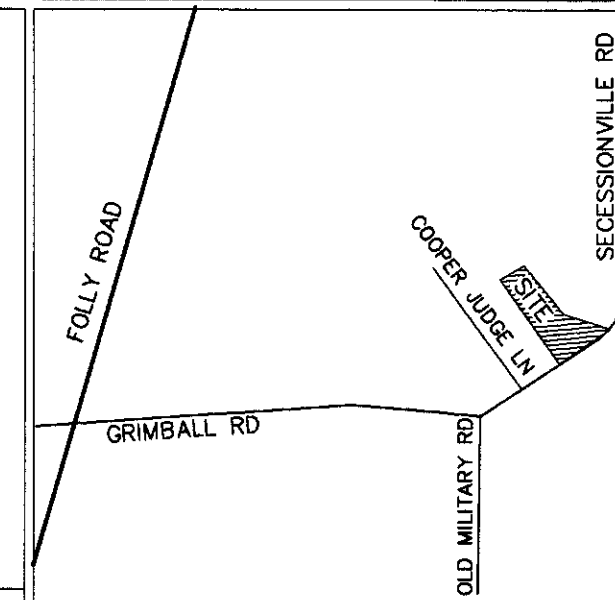
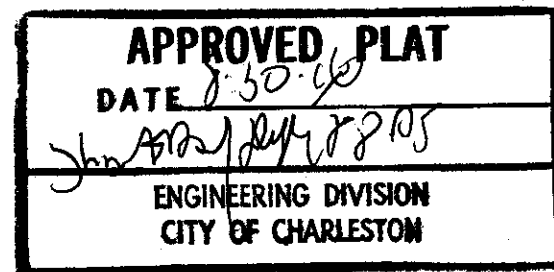


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- CITY/COUNTY BOUNDARY
- LINE BEING ABANDONED
- ADJACENT R/W LINE
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER, 5/8" REBAR, SET
- CALCULATED PROPERTY CORNER
- POWER POLE



RESERVED FOR STAMPING



LOCATION MAP (NOT TO SCALE)

TMS 427-00-00-076
JOANNE VAUGHTERS

TMS 427-00-00-069
STOBO HOLDINGS LLC

TMS 427-00-00-117
ION VENTURE LLC

LOT 4B
TMS 427-00-00-118
1.20 ACRES

TMS 427-00-00-116
ION VENTURE LLC

TMS 427-00-00-115
JO ANN VAUGHTERS
ROSLIND L REEVES

NOTES

- THIS PLAT DELINEATES A BOUNDARY SURVEY OF LOTS 4A & 4B SECESSIONVILLE ROAD. BOUNDARIES WERE ESTABLISHED BY RE-TRACEMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
- ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY LOTS 4A & 4B AND IS NOT A SURVEY OF ADJOINING TRACTS.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- VERTICAL DATUM REFERENCED TO NGVD 1929.
- PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE 12 AS PER FIRM MAP 45019C0679J, EFFECTIVE DATE OF NOVEMBER 17, 2004.
- TOTAL ACREAGE IS 1.90 ACRES.
- THE CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.

REFERENCES

- TMS 427-00-00-118 & 427-00-00-075
- PLAT BY GEORGE A Z JOHNSON, JR. INC DATED NOVEMBER 30, 2012 RECORDED IN PLAT BOOK L13 PAGE 0005 CHARLESTON COUNTY RMC

CERTIFICATION STATEMENT:

I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class "A" survey as specified therein.

LAWRENCE J. KENNERLY, JR., PLS #12520, 42 LORD CALVERT DRIVE
CHARLESTON, SC 29407 (843) 571-2121

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	289.53'	201.26'	197.23'	S 29°48'19" W	39°49'42"
C2	264.53'	39.80'	39.76'	S 45°24'34" W	08°37'12"

LINE	BEARING	DISTANCE
L1	S 49°43'46" W	50.01'
L2	S 36°50'41" E	42.45'
L3	S 49°41'17" W	14.88'
L4	N 48°54'02" W	25.00'
L5	S 49°43'35" W	14.87'

0' 50' 100' 150'

SCALE: 1" = 50'

RESURVEY & PROPERTY LINE ADJUSTMENT PLAT OF LOTS 4A & 4B

SECESSIONVILLE ROAD

TMS 427-00-00-075 & 118

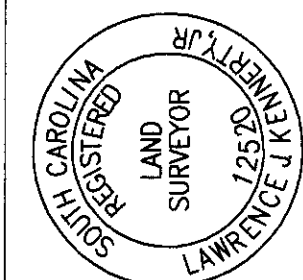
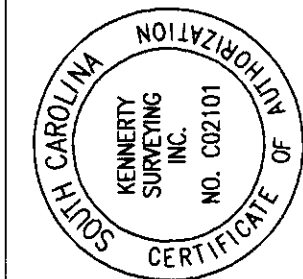
LOCATED ON JAMES ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY SC

PROPERTY OWNED BY MARCUS J SIMMONS (LOTS 4A& 4B)

KENNERTY SURVEYING INC.

42 LORD CALVERT DRIVE
CHARLESTON, SC 29407

843-571-2121
EMAIL: lkennerty@comcast.net



LAWRENCE J. KENNERLY, JR.
REG. NO. 12520

SCALE: 1" = 50'

DRAWN:

DATE: 08/11/16

CHECKED:

REVISED:

JOB NO: 164-16

SHEET

1 OF 1